

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY

8:30 A.M.

APRIL 22, 2003

PRESENT:

Jim Shaw, Vice Chairman
Jim Galloway, Commissioner
Pete Sferrazza, Commissioner
Bonnie Weber, Commissioner

Nancy Parent, Chief Deputy Clerk
John Berkich, Assistant County Manager
Madelyn Shipman, Legal Counsel

ABSENT:

David Humke, Chairman

The Board met in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada. Following the Pledge of Allegiance to the flag of our Country, the Clerk called the roll and the Board conducted the following business:

03-444 AGENDA

In accordance with the Open Meeting Law, on motion by Commissioner Galloway, seconded by Commissioner Weber, which motion duly carried with Chairman Humke absent, Vice Chairman Shaw ordered that the agenda for the April 22, 2003 meeting be approved with the following amendments: **Delete** Items 13A, B, and C, concerning the Deferred Compensation Advisory Committee, establishing the Washoe County 401(a) Plan, and establishing the Washoe County OBRA Deferred Compensation Plan, and Item 14 regarding the 2002 Regional Plan Settlement.

PUBLIC COMMENTS

Sam Dehne, local resident, commended the County for not laying off any Sheriff Deputies.

MANAGER'S/COMMISSIONERS' COMMENTS

John Berkich, Assistant County Manager, reported that County Manager Katy Singlaub authorized an emergency purchase of equipment and software programs for the Treasurer's Office in order to do the utility billings for over 18,000 customers, which is due out next week. Commissioner Galloway asked if this purchase was the upgrade needed to restore the warranty on the bill printer system. John Sherman, Finance

Director, advised it is a document processing system that failed and must be replaced. Commissioner Sferrazza asked about the cost. Mr. Berkich stated the cost was \$34,000.

03-445 RESOLUTION OF APPRECIATION - JIM LENCIONI

Vice Chairman Shaw reported that Jim Lencioni, Telecommunications Manager, will be retiring. On behalf of the Board, Vice Chairman Shaw read the Resolution of Appreciation and presented a plaque to Mr. Lencioni of the Resolution. Mr. Lencioni thanked the Board for this recognition. On motion by Commissioner Sferrazza, seconded by Commissioner Galloway, which motion duly carried with Chairman Humke absent, it was ordered that the following Resolution be adopted and Vice Chairman Shaw be authorized to execute the same:

RESOLUTION OF APPRECIATION

WHEREAS, Jim Lencioni is retiring from his position as Telecommunications Manager of Washoe County after serving the public since 1975; and

WHEREAS, Jim was a Radio Technician for the Communications Division of the Civil Defense Office from 1975 to 1979 and received a letter of appreciation from Clarence Bingham, Regional Commissioner, U.S. Custom Service in September 1978; and

WHEREAS, In 1980 he became Radio Communications Supervisor, Communications Division, Civil Defense Office and worked in the Department of Emergency Management; and

WHEREAS, Beginning September 1985 Jim assumed responsibility for coordinating the study of the telecommunications systems and for assisting in relocating and installing telephone equipment due to changes of location of County departments and working on the proposed telephone, alarm and computer systems for the new jail facility; in 1990 he was promoted to Telecommunications Superintendent and ultimately Telecommunications Manager; and

WHEREAS, Jim has received numerous letters of appreciation throughout his career for his excellent work - including in April 1986 a letter of appreciation from City of Reno Public Safety Communications for his assistance during that division's evacuation to the Emergency Operations Center due to flooding conditions; in 1988 he received letters of appreciation from Chief Judge Mark Handelsman, Reno Municipal Court (RMC) and a letter of appreciation from the Washoe County Manager for his work with the RMC project; and

WHEREAS, Jim designed and built Washoe County's internal telephone system, paging system, video arraignment system for the courts and the new 800 mhz radio system; and, has saved the taxpayers massive amounts of money and provided

greater efficiencies through implementation of these systems, as well as being an integral part of the Regional E-911 Committee; now, therefore, be it

RESOLVED, By the Washoe County Board of Commissioners that it be known that Jim Lencioni will be sorely missed by his colleagues and the many citizens who benefited from his untiring dedication to excellence in public service; and be it further

RESOLVED, That the Washoe County Commission expresses their respect and appreciation to Jim for his work on behalf of Washoe County, wish him good health in his retirement, as well as wishing him all the best in his future endeavors.

**03-446 TRAVEL APPROVAL - E-911 ADVISORY COMMITTEE
MEMBERS - PUBLIC WORKS**

Upon recommendation of Brent Lee, Vice Chairman, E-911 Advisory Committee, on motion by Commissioner Sferrazza, seconded by Commissioner Galloway, which motion duly carried with Chairman Humke absent, Vice Chairman Shaw ordered that approval be granted for three E-911 Advisory Committee Members and/or their duly authorized representatives to attend the National Emergency Number Association Annual Conference. It was noted funds previously identified and reserved for travel are available, and individuals attending on behalf of the E-911 Advisory Committee may not be Washoe County employees.

**03-447 AWARD OF BID - GALVANIZED CORRUGATED METAL
(CULVERT) PIPE AND BANDS - BID NO. 2382-03 - PUBLIC
WORKS DEPARTMENT**

This was the time to consider award of bid for galvanized corrugated metal (culvert) pipe and bands for the Public Works Department. The Notice to Bidders for receipt of sealed bids was published in the *Reno Gazette-Journal* on March 5, 2003. Proof was made that due and legal Notice had been given.

Bids, copies of which were placed on file with the Clerk, were received from the following vendors:

Record Supply Company d.b.a. R Supply
Western Nevada Supply Company

Upon recommendation of John Balentine, Purchasing and Contracts Administrator, on motion by Commissioner Sferrazza, seconded by Commissioner Galloway, which motion duly carried with Chairman Humke absent, Vice Chairman Shaw ordered that Bid No. 2382-03 for galvanized corrugated metal (culvert) pipe and bands for use by the Roads Division of the Public Works Department be awarded to the low bidder meeting specifications, terms and conditions of the Invitation to Bid, R. Supply Company, Inc., in the estimated annual amount of \$48,000. It was noted that this

is a requirements contract and actual expenditures may vary from the estimate, and this award shall be for approximately 24 months from the date of bid award to March 1, 2005, with Washoe County retaining an option for a one-year extension provided prices do not increase and service is satisfactory.

**03-448 AWARD OF BID - BARTLEY RANCH PICNIC SHELTER -
PUBLIC WORKS DEPARTMENT**

This was the time to consider award of bid for the Bartley Ranch picnic shelter for the Public Works Department. Notice to Bidders for receipt of sealed bids was published in the *Reno Gazette-Journal* on March 13, 14, 19 and 21, 2003. Proof was made that due and legal Notice had been given.

Bids were received from the following:

Advance Installations
Maxim Construction
Building Solutions
Gradex Construction
Northern Sierra Construction

Upon recommendation of Roger Van Alyne, Capital Projects Division Director, through Tom Gadd, Public Works Director, on motion by Commissioner Sferrazza, seconded by Commissioner Galloway, which motion duly carried with Chairman Humke absent, it was ordered that the bid for the Bartley Ranch picnic shelter be awarded to the low, responsive, responsible bidder, Building Solutions, LLC, in the amount of \$99,903.00 and that Vice Chairman Shaw be authorized to execute the contract documents upon presentation.

**03-449 RESOLUTION - DISTRICT NO. 24 - GROUNDWATER
REMEDICATION - CALLING A HEARING ON BOUNDARY
AMENDMENTS**

On motion by Commissioner Sferrazza, seconded by Commissioner Galloway, which motion duly carried with Chairman Humke absent, it was ordered that the following Resolution be adopted and Vice Chairman Shaw be authorized to execute the same:

RESOLUTION NO. 03-449
(of Washoe County, Nevada)

**A RESOLUTION CALLING A HEARING ON THE
AMENDMENT OF THE BOUNDARIES OF DISTRICT
NO. 24 (GROUNDWATER REMEDIATION) IN
WASHOE COUNTY, NEVADA; PROVIDING FOR A**

**NOTICE OF HEARING, AND PROVIDING OTHER
MATTERS PROPERLY RELATED THERETO.**

1. **WHEREAS**, the Board of County Commissioners (the "Board") of the County of Washoe (the "County") in the State of Nevada has created a district for the remediation of the quality of water (the "District" or "District No. 24") pursuant to NRS § 540A.250 through § 540A.285; and

2. **WHEREAS**, subsection 3 of NRS § 540A.250 provides that: "The District created pursuant to this section must include, without limitation:

a. the area where the condition which requires remediation is determined by the Board to be present, or for which remediation is determined by the Board to be necessary, including any area to which the condition is expected to migrate unless remediation is carried out; and

b. if the Board determines that the condition which requires remediation affects the quantity or quality of drinking water within the region, the wholesale and retail service area of any provider of water that has used or uses for any portion of its supply wells located in the area described in paragraph (a)"; and

3. **WHEREAS**, pursuant to NRS § 540A.250 the Board has had prepared for it a plan for remediation designated the "Central Truckee Meadows Remediation District Final Work Plan February 22, 1996" as updated by the "Central Truckee Meadows Remediation District Remediation Management Plan" dated October 28, 2002 (as updated, the "Plan for Remediation"); and

4. **WHEREAS**, the Plan for Remediation has been submitted to the Division of Environmental Protection of the State of Nevada (the "Division") and approved by the Division pursuant to Subsection 1 of NRS § 540A.260 as most recently evidenced by the letter attached as Exhibit "A"; and

5. **WHEREAS**, the Plan for Remediation indicates that, and based upon such plan the Board has determined that, the condition which requires remediation affects the quality of drinking water within the region; and

6. **WHEREAS**, the boundaries of the District therefore are to include the wholesale and retail water service area of the Truckee Meadows Water Authority ("TMWA"), which is a provider of water service that has used and uses for a portion of its water supply, wells located in the area in which the condition that requires remediation is present; and

7. **WHEREAS**, the boundaries of the District were originally filed in the office of the County Clerk on September 16, 1997, and as so filed, were made the boundaries of the District (the "Original Boundaries") by Ordinance No. 1000, duly adopted by the Board on November 12, 1997; and

8. **WHEREAS**, the Original Boundaries have been amended; and

9. **WHEREAS**, the Board has determined and hereby determines to propose to further amend the boundaries of the District with respect to the fee collected in 2002 to exclude from the District certain properties, included in the Original Boundaries of the District as amended through July 1, 2002 (the "2002 Boundaries"), which properties did not receive water service involving water provided on a wholesale or retail basis by TMWA during that year; and

10. **WHEREAS**, the Board has determined and hereby determines to propose to amend the Original Boundaries of the District with respect to the fee collected in 2003, to add to and include such Original Boundaries new properties added to the wholesale and retail water service area of TMWA since December 31, 1997; and

11. **WHEREAS**, the Board has determined and hereby determines to propose to amend the Original Boundaries of the District with respect to the fee collected in 2003 to exclude from the District certain properties, which properties did not receive water service involving water provided on a wholesale or retail basis by TMWA during calendar year 2003; and

12. **WHEREAS**, each of the following will be filed with the County Clerk (the "Clerk") prior to the publication of a notice of hearing as hereinafter described

(i) a list of the properties proposed to be excluded from the 2002 Boundaries with respect to the fees collected in 2002 as described in the 9th preamble hereto entitled "Second List of Properties to be excluded from 2002 Boundaries of District No. 24" (the "Second 2002 Exclusion List"),

(ii) a description of the areas proposed to be added to the District as described in the 10th preamble hereto, entitled "2003 Description of Areas to be Added to District No. 24" (the "2003 Addition List"), and

(iii) a list of the properties proposed to be excluded with respect to the fee imposed in 2003 as described in the 11th preamble hereto, entitled "First List of Properties to Be Excluded from the 2003 Boundaries of District No. 24" (the "First 2003 Exclusion List"); and

13. **WHEREAS**, pursuant to NRS § 540A.262, the Board is required to hold a hearing before amending the boundaries of the District; and

14. **WHEREAS**, the Board desires to authorize publication of a notice of the hearing in accordance with NRS § 540A.262.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE, IN THE STATE OF NEVADA:

Section 1. A hearing is hereby called on the proposed amendment to the boundaries of the District. The hearing shall be held not less than 15 days after the notice of hearing described herein is published. The Manager is authorized to schedule the hearing and request that the Clerk publish the Notice described below after materials described in preamble 11 (the "Amendments") are filed in the office of the Clerk.

Section 2. Upon receipt of request from the Manager as provided in Section 1, the Clerk is hereby authorized and directed to publish a notice of hearing not less than 15 days prior to the hearing in a display advertisement which is at least 3" x 5" in size in a newspaper of general circulation in the County. The notice shall state that the description of the boundaries and the amendment to those boundaries is on file at the office of the Clerk for public examination. The notice shall be in substantially the form placed on file with the Clerk.

Section 3. The Officers of the County are directed to effectuate the provisions of this resolution.

Section 4. All resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent of such inconsistency.

Section 5. The invalidity of any provisions of this resolution shall not affect any remaining provisions hereof.

Section 6. This resolution may be amended in any manner, at any time by the Board. This resolution does not obligate the Board to proceed with the District or issue bonds.

Section 7. The Board has determined, and does hereby declare, that this resolution shall be in effect after its passage in accordance with law.

03-450 ACCEPT TRUST GIFT DEED - HENRY B. AND BETTY SPRENGER TRUST - GALENA CREEK REGIONAL PARK

Upon recommendation of Lynda Nelson, Park Project Coordinator, through Karen Mullen, Parks and Recreation Director, on motion by Commissioner Sferrazza, seconded by Commissioner Galloway, which motion duly carried with Chairman Humke absent, it was ordered that the Henry B. and Betty Sprenger Trust Gift Deed of approximately 1/4 acre of land (APN 047-150-02 and 047-150-04) adjacent to Galena Creek Regional Park, to be used for open space and possible future development of Galena Creek Campground, be accepted with the Board's gratitude and Vice Chairman Shaw be authorized to execute the Gift Deed.

**03-451 SUN VALLEY COMMUNITY PARK MASTERPLAN
AMENDMENT - WATERSLIDE - PARKS**

Upon recommendation of Doug Mullens, Recreation Division Superintendent, through Karen Mullen, Parks and Recreation Director, on motion by Commissioner Sferrazza, seconded by Commissioner Galloway, which motion duly carried with Chairman Humke absent, Vice Chairman Shaw ordered that an amendment to the Sun Valley Community Park Masterplan to include a waterslide at the pool [cost anticipated to be funded by grants and donations] be approved.

**03-452 MEMORANDUM OF UNDERSTANDING - DRUG
ENFORCEMENT ADMINISTRATION - MUTUAL SUPPORT -
SHERIFF**

Upon recommendation of Sheriff Dennis Balaam, on motion by Commissioner Sferrazza, seconded by Commissioner Galloway, which motion duly carried with Chairman Humke absent, it was ordered that a Memorandum of Understanding between the County of Washoe (Sheriff's Office/Consolidated Narcotics Unit) and the United States Department of Justice, Drug Enforcement Administration, concerning mutual support and cooperation in their respective activities relating to stemming the clandestine manufacture, distribution and use of illegal narcotics in the United States (memorandum facilitates the use and storage of equipment), be approved and Vice Chairman Shaw be authorized to execute the same.

**03-453 AGREEMENT - WASHOE LITTLE LEAGUE - LIGHTING -
SOUTH VALLEYS REGIONAL SPORTS COMPLEX - PARKS**

Upon recommendation of Gregg Finkler, Parks Operations Superintendent, through Karen Mullen, Parks and Recreation Director, on motion by Commissioner Galloway, seconded by Commissioner Weber, which motion duly carried with Chairman Humke absent, it was ordered that an Agreement between the County of Washoe and Washoe Little League, concerning installation of sports lighting on Field #4 at the South Valleys Regional Sports Complex, be approved subject to receipt of confirmation of the 501C3 status for the Association, and Vice Chairman Shaw be authorized to execute the same.

**03-454 CONSULTING AGREEMENT - STANTEC CONSULTING INC. -
HIDDEN VALLEY WATER SUPPLY SYSTEM - WATER
RESOURCES**

Upon recommendation of John Collins, Utility Services Division Manager, and Paul Orphan, Engineering Manager, through Steve Bradhurst, Water Resources Director, on motion by Commissioner Sferrazza, seconded by Commissioner Galloway, which motion duly carried with Chairman Humke absent and Commissioner Weber abstaining, it was ordered that an Agreement for Consulting Engineering Services between the County of Washoe and Stantec Consulting Inc., concerning the facilities plan

for the Hidden Valley Water Supply System, in the amount of \$97,024 be approved and Vice Chairman Shaw be authorized to execute the same.

03-455 RESOLUTION - GRANT OF PUBLIC MONEY TO NONPROFIT ORGANIZATION - KEEP TRUCKEE MEADOWS BEAUTIFUL

Commissioners Galloway and Sferrazza requested a complete listing of all Community Support Contracts and associated funding for fiscal year 2003/04.

Upon recommendation of Gabrielle Enfield, Grants Administrator, on motion by Commissioner Galloway, seconded by Commissioner Sferrazza, which motion duly carried with Chairman Humke absent, it was ordered that a Community Support Contract with Keep Truckee Meadows Beautiful, a Nevada nonprofit corporation, in the amount of \$9,600.00 for fiscal year 2002/03 be approved and Vice Chairman Shaw be authorized to execute the same. It was further ordered that the following Resolution be adopted and Vice Chairman Shaw be authorized to execute the same:

RESOLUTION Authorizing the Grant of Public Money to a Nonprofit Organization Created for Religious, Charitable or Educational Purposes

WHEREAS, NRS 244.1505 provides that a Board of County Commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the County and that a board may make a grant of money to a nonprofit organization created for religious, charitable or educational purposes to be expended for a selected purpose; and

WHEREAS, the Board of Commissioners of Washoe County has determined that \$9,600.00 in funding is needed to assist in providing services to encourage a clean community; now, therefore, be it

RESOLVED, by the Board of Commissioners of Washoe County that:

1. The Board hereby grants to Keep Truckee Meadows Beautiful, a nonprofit organization created for religious, charitable or educational purposes, a grant for fiscal year 2002-2003 in the amount of \$9,600.00 (Community Support).
2. The purpose of the grant is to provide assistance to KTMB with Community Clean-up, Adopt-A-Park, Phonebook Recycling, Christmas Tree Recycling and The Trash Lady™ programs in the incorporated and unincorporated areas of Washoe County, which will provide a substantial benefit to the inhabitants of the County.
3. The maximum amount to be expended from the grant and the conditions and limitations upon the grant are as set forth in the

Grant Program Contract, which Contract (placed on file with the Clerk) is incorporated herein by reference.

* * * * *

9:00 a.m. The Board recessed.

9:20 a.m. The Board reconvened.

03-456 **DISCUSSION/DIRECTION - DISPOSITION OF IMPROVED REAL PROPERTY AT BASE OF SLIDE MOUNTAIN**

Tom Gadd, Public Works Director, advised staff is seeking direction from the Board concerning the disposition of a 114.96-acre parcel at the base of Slide Mountain. He reviewed the agenda memorandum including the pros and cons of retaining and selling the property, as well as the options and procedures to be followed if it is decided to sell the property. The property is encumbered by a lease until the year 2028 with the operator of the ski resort.

9:22 a.m. Chairman Humke joined the meeting by telephone.

Commissioner Galloway noted disposal of the property would require obtaining the appraisal, doing an environmental analysis, seeking public comment and seeking a recommendation from the Parks Commission. He asked what the associated costs would be. Mr. Gadd responded it is estimated those costs would be \$15,000. In further response to Commissioner Galloway, Mr. Gadd advised that if the Board decides to dispose of the property, it would have to first be offered back to the Redfields because it was acquired through condemnation; and anyone purchasing the property would have to pay fair market value as determined by an appraisal, but the appraisal would take into consideration the encumbrance of the lease. If sold, the property would no longer have the public use restriction attached to it.

Commissioner Galloway disclosed that, at the request of Commissioner Weber, he met with her and the Mt. Rose Development Company. At that meeting he asked the Mt. Rose people if they wanted the entire 114 acres and they indicated they only need the areas where the base of the ski lift is located, the parking lot and the lodge area. Commissioner Galloway suggested another option would be to parcel the property and only sell or lease the portion to Mt. Rose that they need, with the County retaining the areas on either side of the parking area to provide necessary access easements to Mt. Rose. The true worth of the remainder of the property could then be determined before it was sold.

Madelyn Shipman, Assistant District Attorney, clarified that if the property was reconveyed to the Redfields, there would be no restrictions on the property other than the lease. If the Redfields did not want the property back, then the County could sell it for public use only.

A concern was expressed by Board members about what type of development might occur on the property not used by Mt. Rose, and it was pointed out that any development would be subject to Development Code regulations and scrutinized by the Department of Community Development.

Commissioner Sferrazza stated the lease is a "sweetheart" deal for the Mt. Rose Development Company; and, if Mt. Rose is interested in developing the property, the County should renegotiate the lease and get fair market value for it. He said the public is not being compensated fairly for the true value of this public property. Commissioner Sferrazza further stated the steps for disposing of the property outlined in the agenda memorandum are out of order; the Parks Commission has previously rejected the idea of disposing of the property, so they should be consulted first. If that board agrees, the next step should be citizen input and then the appraisal. He also stated Mt. Rose should pay for the appraisal.

Commissioner Galloway agreed with Commissioner Sferrazza regarding the procedure and suggested the lease be renegotiated and part of that could be that Mt. Rose reimburses the County for the cost of the appraisal and agrees to make improvements to the lodge within a certain timeframe. He further suggested that only approximately one-third of the property be leased to Mt. Rose with the easements they need. Commissioner Galloway stated the remaining plus or minus two-thirds of the property would no longer be encumbered by the lease.

Chairman Humke stated he was confident that the County would be reimbursed for the cost of the appraisal whichever option is the ultimate choice since this is a very desirous piece of property.

Mr. Gadd stated staff recommended obtaining the appraisal first so they would know what the value is when they go to the Parks Commission, the Citizen Advisory Boards and the Redfields.

Commissioner Weber disclosed she has met with the people at Mt. Rose and she would be in favor of the County obtaining the appraisal and later asking Mt. Rose to reimburse the County for the cost.

Commissioner Sferrazza asked several questions about previous appraisals and their costs, stating he was against spending \$15,000 for another appraisal. He asked why the Assessor's value could not be used if what staff needs is a ballpark number at this time to take to the Parks Commission and the CAB's. Vice Chairman Shaw asked what would be included in the appraisal. Mr. Gadd stated they could get the appraisal done with and without the lease encumbrance, with and without the public use restriction, and with the one-third/two-third scenario. He also stated staff would need to ascertain whether Mt. Rose would be willing to renegotiate the lease before proceeding with the one-third/two-third idea.

Commissioner Galloway stated that when he talked with the Mt. Rose people, it was clear to him that their only motivation to renegotiate the lease would be that they would have the opportunity to buy the property they need. He said it was also clear to him that the lodge improvements will not be made until Mt. Rose is sure they have control of that property.

Chairman Humke disclosed that he attended a meeting with Parks, General Services and the Mt. Rose Ski group.

On motion by Chairman Humke, seconded by Commissioner Weber, which motion duly carried with Commissioner Sferrazza voting "no," Vice Chairman Shaw ordered that staff be directed to commission an appraisal on the County-owned 114.96-acre parcel (APN: 048-112-05) located at the base of Slide Mountain, which also includes the value(s) if the property were split one-third/two-thirds and reflecting the value with and without the lease encumbrance. Staff was further directed to ascertain whether Mt. Rose Development would be willing to renegotiate the lease and reimburse the County for the cost of the appraisal.

Commissioner Galloway suggested that both the Parks Commission and the area CAB's be kept up to date and their feedback obtained.

Commissioner Sferrazza expressed his belief that this course of action is another taxpayer "rip-off" like Washoe Medical Center and the Pioneer Inn.

10:10 a.m. Chairman Humke ended the telephone connection and Commissioner Weber temporarily left the meeting.

03-457 **FUNDING AND AWARD OF BID - BLACK SPRINGS
COMMUNITY CENTER REMODEL AND ADDITION - PUBLIC
WORKS**

This was the time to consider funding allocation and award of the bid for the Black Springs Community Center Remodel & Addition (PWP-WA-2003-127) on behalf of the Public Works Department. The Notice to Contractors was published in the *Reno Gazette-Journal* on March 7, 12 and 14, 2003. Proof was made that due and legal Notice had been given.

Bids were received from:

Northern Sierra Construction
West Coast Contractors
Building Solutions
Bison Construction

Upon recommendation of Roger Van Alyne, Capital Projects Division Director, through Tom Gadd, Public Works Director, on motion by Commissioner

Sferrazza, seconded by Commissioner Galloway, which motion duly carried with Chairman Humke and Commissioner Weber absent, it was ordered that:

1. Allocation of the current balance of interest money, and any future interest money earned, in the Grandview Terrace account area of the Alturas Mitigation Funds be approved for use on the previously approved Black Springs Community Center;
2. The transfer of funds within the Alturas Mitigation Fund be approved;
3. The bid for construction of the Black Springs Community Center Remodel & Addition be awarded to the low, responsive, responsible bidder, Building Solutions, LLC, in the amount of \$371,511; and
4. Vice Chairman Shaw be authorized to execute the contract for the same upon presentation.

**03-458 AWARD OF BID - VILLAGE BOULEVARD/MILL CREEK
WATER QUALITY IMPROVEMENT PROJECT - PUBLIC
WORKS**

This was the time to consider award of the bid for the Village Boulevard/Mill Creek Water Quality Improvement Project (Incline Village) (PWP-WA-2003-69), on behalf of the Public Works Department. The Notice to Contractors was published in the *Reno Gazette Journal* on March 13, 20, and 27, 2003. Proof was made that due and legal Notice had been given.

Bids were received from:

T.W. Construction
A & K Earthmovers
Burdick Excavating

Upon recommendation of Kimble Corbridge, Engineering Division, through Tom Gadd, Public Works Director, on motion by Commissioner Sferrazza, seconded by Commissioner Galloway, which motion duly carried with Chairman Humke and Commissioner Weber absent, it was ordered that the bid for the Village Boulevard/Mill Creek Water Quality Improvement Project be awarded to the lowest responsive, responsible bidder, T.W. Construction Co., Inc., in the amount of \$1,543,689.63, and that Vice Chairman Shaw be authorized to execute the contract documents when presented.

03-459

AWARD OF BID - MT. ROSE SANITARY SEWER - PUBLIC WORKS

This was the time to consider award of the bid for construction of the Mt. Rose Sanitary Sewer project (PWP-WA-2003-92) on behalf of the Utility Services Division. The Notice to Contractors was published in the *Reno Gazette-Journal* on February 14, 19, 21, and 27, and March 5, and 7, 2003. Proof was made that due and legal Notice had been given.

Bids were received from:

T.W. Construction
A & K Earthmovers
Canyon Creek Construction
Gerhardt & Berry
Interstate Utility Constructors

Upon recommendation of John Collins, Utility Services Manager, and Paul Orphan, Engineering Manager, through Steve Bradhurst, Water Resources Director, on motion by Commissioner Sferrazza, seconded by Commissioner Galloway, which motion duly carried with Chairman Humke and Commissioner Weber absent, it was ordered that the bid for constructing the Mt. Rose Sanitary Sewer be awarded to T.W. Construction, the lowest responsible, responsive bidder, in the amount of \$700,980.57; that Vice Chairman Shaw be authorized to execute the contract documents upon their receipt; and that the Utility Services Manager be authorized to issue the Notice to Proceed.

03-460

ACCEPTANCE OF EASEMENTS - WATER SERVICE FACILITIES - BLUE GEM AND OASIS MOBILE HOME PARKS - WATER RESOURCES

Upon recommendation of Paul Orphan, Engineering Manager, through Steve Bradhurst, Water Resources Director, on motion by Commissioner Sferrazza, seconded by Commissioner Galloway, which motion duly carried with Chairman Humke and Commissioner Weber absent, it was ordered that the easements for water service facilities for both Blue Gem and Oasis Mobile Home Parks be accepted and the Letters of Agreement between Washoe County and the owners of these Mobile Home Parks for reimbursement of the expenses to provide water service [\$161,780 for Blue Gem Mobile Home Park and \$192,509 for Oasis Mobile Home Park] be approved and Vice Chairman Shaw be authorized to execute the same.

03-461

AWARD OF BID - BLUE GEM/OASIS MOBILE HOME ESTATES WATERLINE EXTENSION - WATER RESOURCES

This was the time to award the bid for construction of the Blue Gem/Oasis Mobile Home Estates Waterline Extension project (PWP-WA-2003-44) on behalf of the

Water Resources Department. The Notice to Contractors was published in the *Reno Gazette Journal* on January 30 and 31, February 5, 6, 7, and 12, 2003. Proof was made that due and legal Notice had been given.

Bids were received from:

JDC Excavating Inc.
Construction Supply Inc.
Cruz Construction
Mike's Trenching
Canyon Creek Construction
Gerhardt and Berry
Rapid Construction
A & K Earthmovers

Upon recommendation of Paul Orphan, Engineering Manager, through Steve Bradhurst, Water Resources Director, on motion by Commissioner Galloway, seconded by Commissioner Sferrazza, which motion duly carried with Chairman Humke and Commissioner Weber absent, it was ordered that the bid for construction of the Blue Gem/Oasis Mobile Home Estates Waterline Extension project be awarded to JDC Excavating, Inc., the lowest responsible, responsive bidder in the amount of \$192,509.00; that Vice Chairman Shaw be authorized to execute the contract documents upon their receipt; and that the Utility Services Manager be authorized to issue the Notice to Proceed.

10:15 a.m. On motion by Commissioner Galloway, seconded by Commissioner Sferrazza, which motion duly carried with Chairman Humke and Commissioner Weber absent, Vice Chairman Shaw ordered that the Board recess until 5:30 p.m. and that when the Board does reconvene, Commissioner Sferrazza preside as Chairman.

5:30 p.m. The Board reconvened with Commissioners Galloway, Sferrazza and Weber present, and Commissioner Sferrazza presided over the meeting.

PUBLIC COMMENTS

There was no response to the call for public comment.

03-464

WATER RIGHTS APPLICATION - LOGAN CREEK ESTATES GENERAL IMPROVEMENT DISTRICT - WATER RESOURCES

5:30 p.m. This was the time to consider Water Rights Application No. 69108 filed at the Office of the State Engineer by Logan Creek Estates General Improvement District and make a recommendation to the Nevada State Engineer. The Notice of Public Meeting was published in the *Reno Gazette Journal* on April 4, 11 and 18, 2003. Proof was made that due and legal Notice had been given.

Acting Chairman Sferrazza explained that this is a request to change the point of diversion and manner and place of use of 1.5 acre-feet of water from Douglas County to within Washoe County in the Incline Village General Improvement District. He asked if there was anyone present wishing to address the Board concerning this matter. There was no response.

On motion by Commissioner Galloway, seconded by Commissioner Weber, which motion duly carried with Commissioners Humke and Shaw absent, Acting Chairman Sferrazza ordered that the Board recommends the Nevada State Engineer approve Water Rights Application 69108.

**03-465 PUBLIC HEARING - SPECIAL ASSESSMENT DISTRICT NO. 32 -
SPANISH SPRINGS VALLEY RANCHES ROADS**

5:30 p.m. This was the time set in a Notice of Public Hearing published in the *Reno Gazette Journal* on April 4, 11, and 18, 2003 to consider hardship applications and gather testimony in support of or opposition to a proposed project and assessments within the proposed Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads). Proof was made that due and legal Notice had been given.

Acting Chairman Sferrazza advised that since two Commissioners are not present, this matter is being continued to May 13, 2003 at 5:30 p.m. Tom Gadd, Public Works Director, requested that Agenda Items 22B and C be deleted since those are other actions concerning the Special Assessment District that the Board could consider only after conducting the public hearing. Mr. Gadd also advised that no hardship applications were received.

Acting Chairman Sferrazza opened the public hearing by calling on anyone wishing to speak concerning this matter at this time.

Sean Brohawn, attorney representing Dick Wiechers and Mitch Ziegler, who own four parcels where the streets are not to be paved, demonstrated the location of the parcels on the map displayed on the overhead and stated there are other roads feeding into their road that are to be paved. He stated his clients are in Zone 1, which means they pay dues to the Homeowners' Association, but are not members of the Association. Mr. Brohawn said they believe the Special Assessment District should take into consideration that the residents in Zone 1 will not realize the same benefit of increased market value as other properties. He stressed that the benefit to the property owners who will have a road paved right up to their property is not the same for the properties on roads that will not be paved.

Gary MacDonald, President, Board of Trustees, Spanish Springs Valley Ranches Homeowners' Association, advised there are a number of people present who are in favor of the proposal; and they will come back on May 13th.

Wilbert Brown, 2129 Cielo Vista Drive, and John Trimmer, 205 Sunlit Terrace, spoke in support of the proposed project.

Linda Dovalis, 745 Linterna Lane, stated she is opposed to an assessment for road paving that does not benefit her property. She said they access their property from the north end of Alamosa Drive; and their mailbox is located at Alamosa and Pyramid, which is two miles from their house. She said only the southern .4 miles of Alamosa Drive is proposed to be paved, which is not the part they use. Ms. Dovalis stated they are not part of the Association and are opposed to paying for something that benefits other properties.

Ronald Bevers, 490 Calle de la Plata, stated he is not against the paving, but is against the way the assessments are being proposed. He said he has already paid for pavement; he is now being assessed another \$12,000 for this paving; and the value of his property is not going to increase like the other properties on unpaved roads.

Curtiss Kull, 750 Quintero Lane, stated they also access their property from Alamosa Drive; they do not belong to the Association or pay dues; the pavement will not be coming to their property; and they are being asked to pay \$7,000 for something they do not want.

Lois Avery, 2900 Fantasy, addressed an issue raised by Mr. Bevers explaining why the land on Calle de la Plata is more expensive.

Acting Chairman Sferrazza stated there were no hardships applications filed and none of the speakers indicated they had a hardship.

On motion by Commissioner Galloway, seconded by Commissioner Weber, which motion duly carried with Commissioners Humke and Shaw absent, Acting Chairman Sferrazza ordered that the public hearing on a proposed project and assessments within the proposed Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads) be continued to Tuesday, May 13, 2003, at 5:30 p.m.

On motion by Commissioner Galloway, seconded by Commissioner Weber, which motion duly carried with Commissioners Humke and Shaw absent, Acting Chairman Sferrazza ordered that Item 20B, consideration of a Resolution disposing of the protests on the provisional order for Special Assessment District No. 32, and Item 20C, first reading of an Ordinance creating the District, be continued to Tuesday, May 13, 2003.

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There being no further business to come before the Board, the meeting adjourned at 6:05 p.m.

JAMES M. SHAW, Vice Chairman
Washoe County Commission

ATTEST:

AMY HARVEY, County Clerk
and Clerk of the Board of
County Commissioners

*Minutes Prepared by
Sharon Gotchy
Deputy County Clerk*